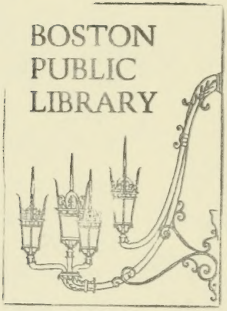
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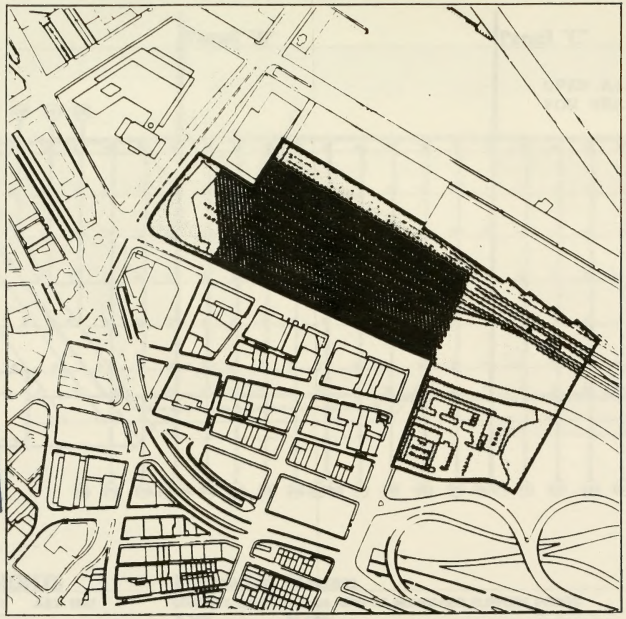
SOUTH STATION



TECHNOPOLIS CENTER

PRELIMINARY DESIGN STUDIES / AIR RIGHTS AND GATEWAY SITES

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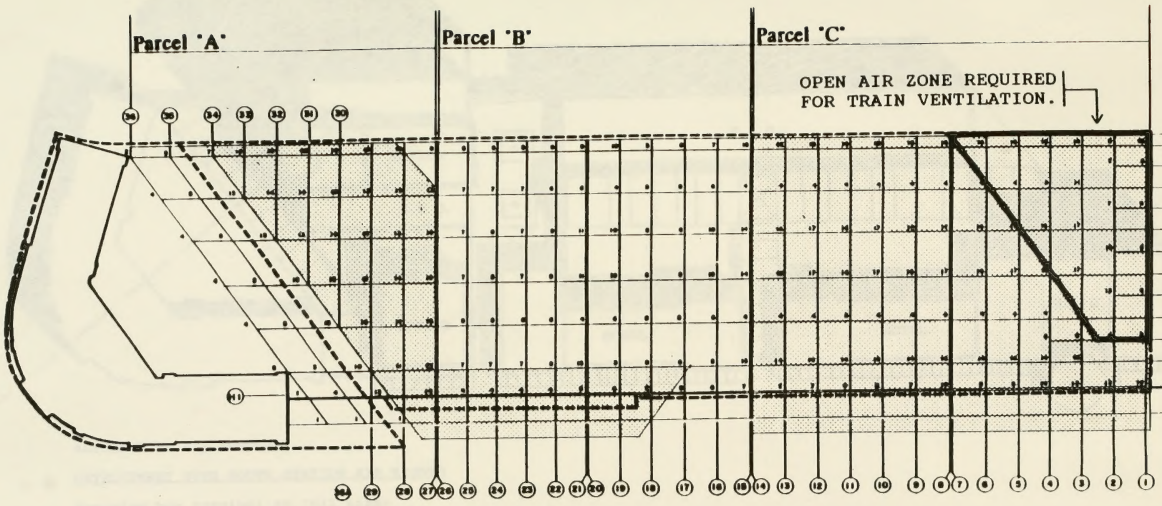


SOUTH STATION AIR RIGHTS
BOSTON REDEVELOPMENT AUTHORITY JULY 1987

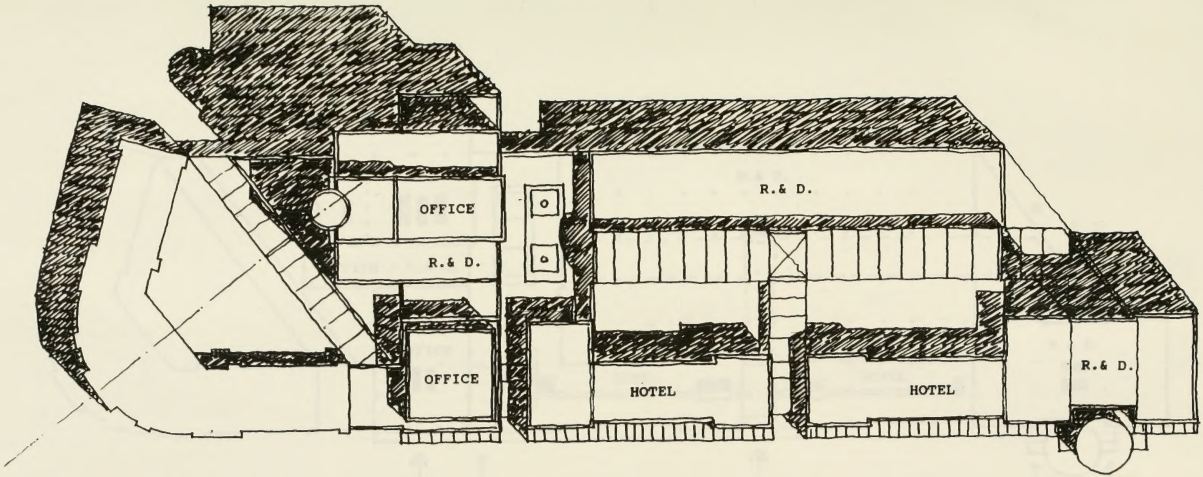
SHADED AREAS REPRESENT THE LOCATION OF MAJOR BUILDING COMPONENTS.

Foundation Diagram
LOADING CAPACITIES (In KIPs) AT NUMBERED SUPPORT POINTS

9 341K	10I 3287K
2I 777	19 3697
3I 979	13I 4242
4I 1237	14I 4662
5I 1519	15I 4854
6I 1883	16I 5208
7I 2306	17I 5528
8I 2619	

SCALE

WZMH SCHEME - STRUCTURAL CONSTRAINTS



ALTERNATIVE A / SUMMARY

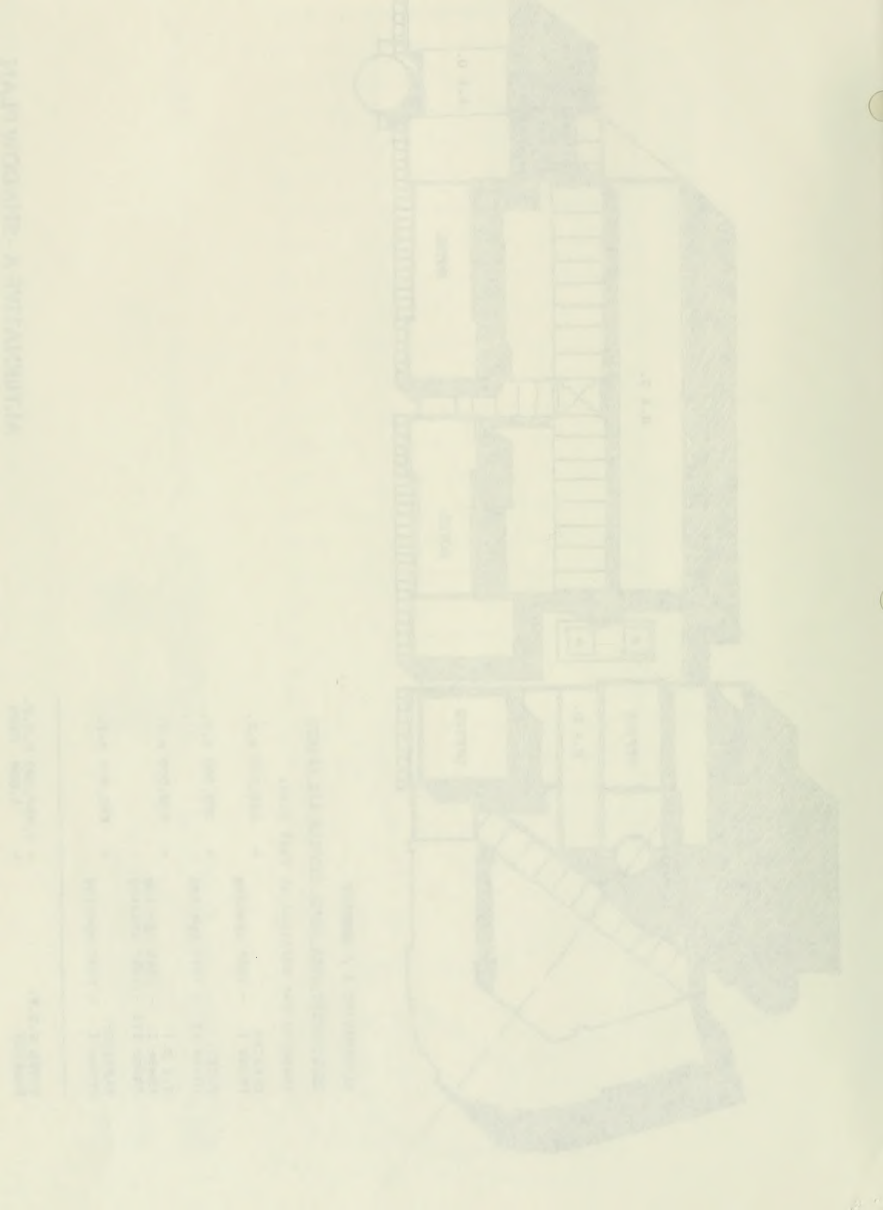
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS

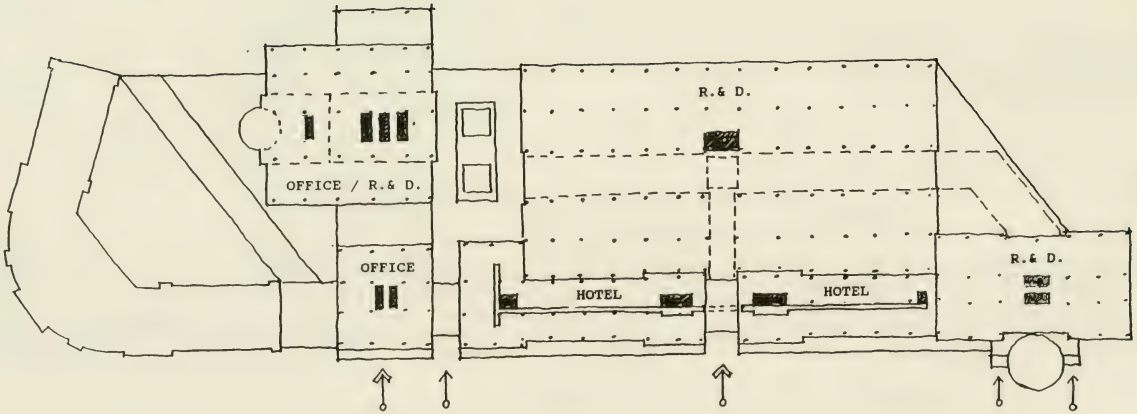
Assuming bus terminal at full size:

OFFICE: Phase I - 1995 opening	=	600,000 s.f.
HOTEL: Phase II - 1996 opening	=	300,000 s.f.
R.& D.: Phase I - 1995 opening Phase III - 1997 opening	=	900,000 s.f.
PARKING: Phase I - 1995 opening	=	600,000 s.f.

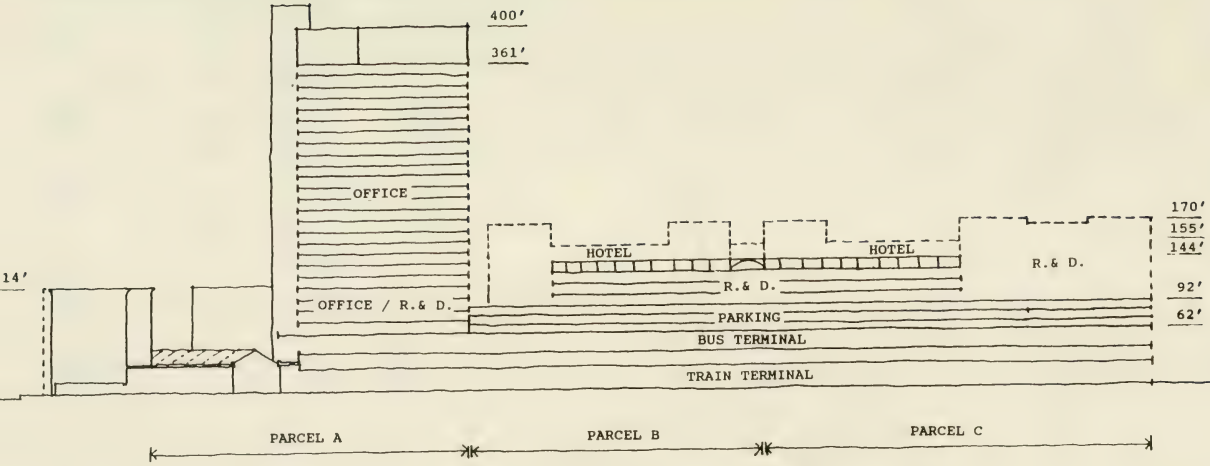
TOTAL G.S.F.	=	**1,800,000 G.S.F.**
PARKING	=	**1,600 CARS**

ALTERNATIVE A - SHADOW PLAN





ALTERNATIVE A - SCHEMATIC PLAN



ALTERNATIVE A - SCHEMATIC SECTION

ALTERNATIVE A / DETAILED AREA CALCULATIONS

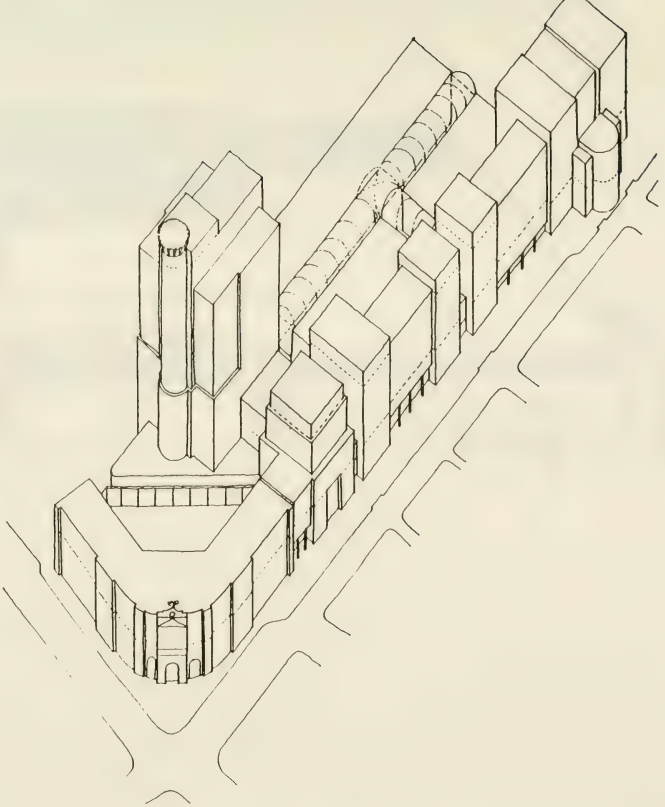
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

Assuming bus terminal @ full size.

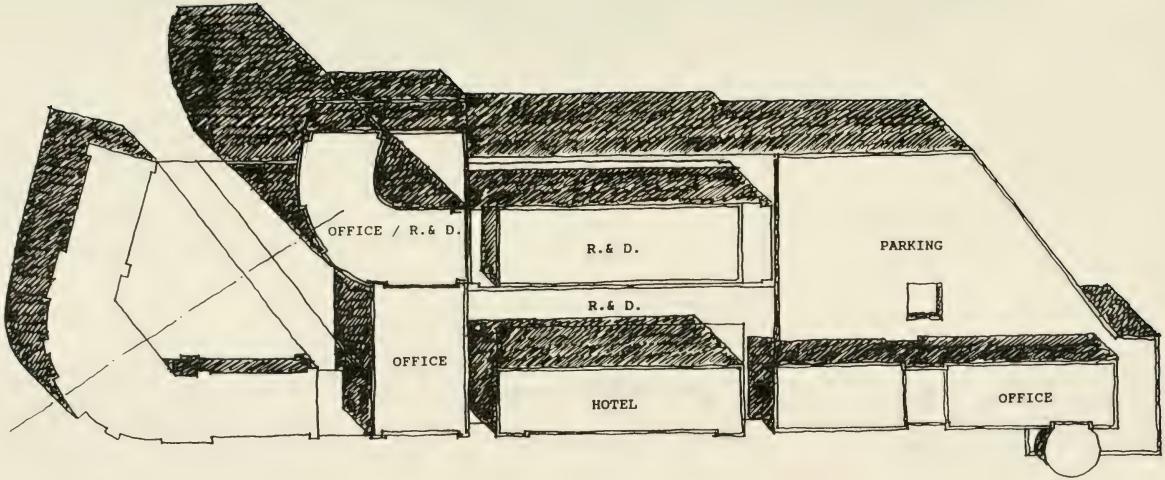
OFFICE:	3 @	13,000 =	39,000 s.f.	to 400'
	12 @	33,000 =	396,000 s.f.	to 361'
	4 @	41,500 =	165,000 s.f.	to 205'
			600,000 s.f.	
HOTEL:	5 @	22,000 =	110,000 s.f.	to 155'
	5 @	23,000 =	115,000 s.f.	to 155'
	1 @	75,000 =	75,000 s.f.	to 105'
			300,000 s.f.	
R.& D.:	3 @	55,000 =	165,000 s.f.*	to 153'
	4 @	60,000 =	240,000 s.f.*	to 114'
	1 @	45,000 =	45,000 s.f.	to 105'
	3 @	100.000 =	300,000 s.f.	to 144'
	6 @	25,000 =	150,000 s.f.	to 170'
			900,000 s.f.	
PARKING:	3 @	200,000 =	600,000 s.f.**	to 92'

TOTAL G.S.F.	**= 1,800,000**	**G.S.F.**
PARKING	**= 1,600**	**CARS *** **

* (Located at base of office tower. Totals 405,000 s.f.in Phase I - 1995 opening.)
** (Not included in g.s.f.total.)
*** (30% of total parking assigned to MBTA.)



ALTERNATIVE A - MASSING STUDY



ALTERNATIVE B / SUMMARY

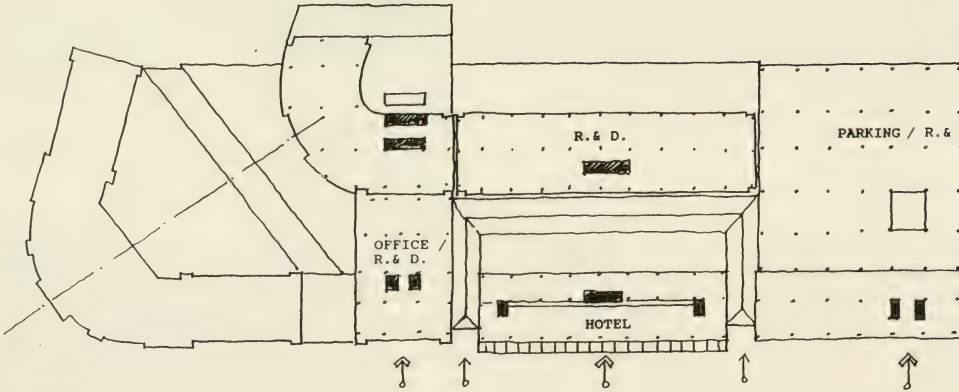
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

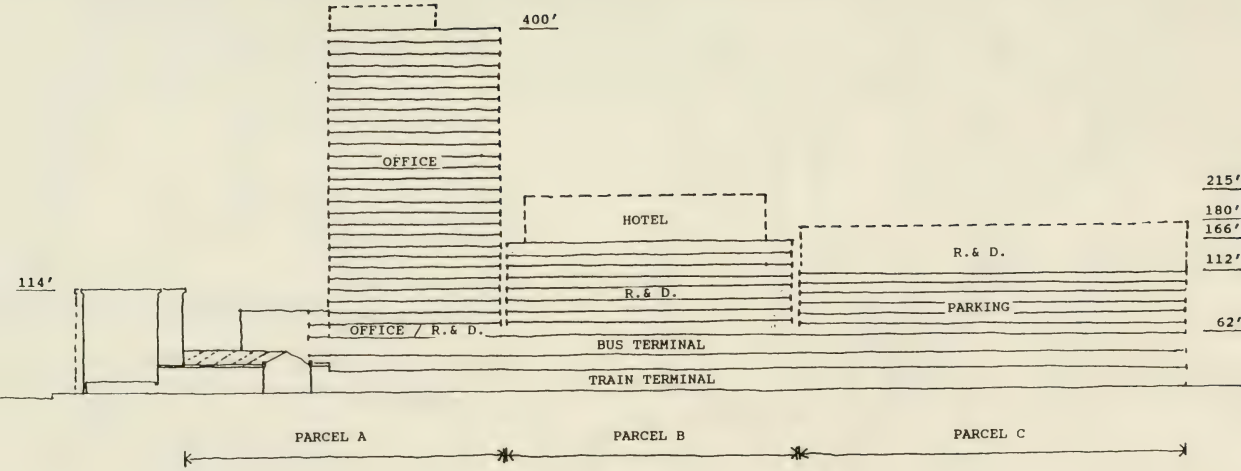
Assuming bus terminal at full size:

OFFICE: Phase I - 1995 opening	=	525,000 s.f.
HOTEL: Phase II - 1996 opening	=	375,000 s.f.
R.& D.: Phase I - 1995 opening Phase II - 1996 opening	=	900,000 s.f.
PARKING: Phase I - 1995 opening	=	600,000 s.f.

TOTAL G.S.F.	= 1,800,000	G.S.F.
PARKING	= 1,600	CARS

ALTERNATIVE B - SHADOW PLAN


R.& D.
PARKING / R.&
OFFICE /
R.& D.
HOTEL



ALTERNATIVE B - SCHEMATIC SECTION

ALTERNATIVE B / DETAILED AREA CALCULATIONS

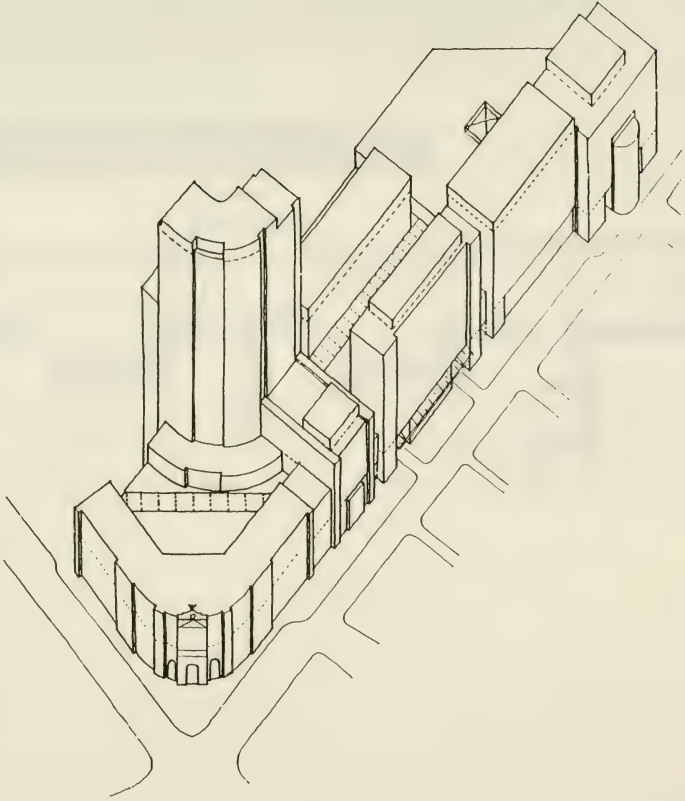
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

Assuming bus terminal at full size.

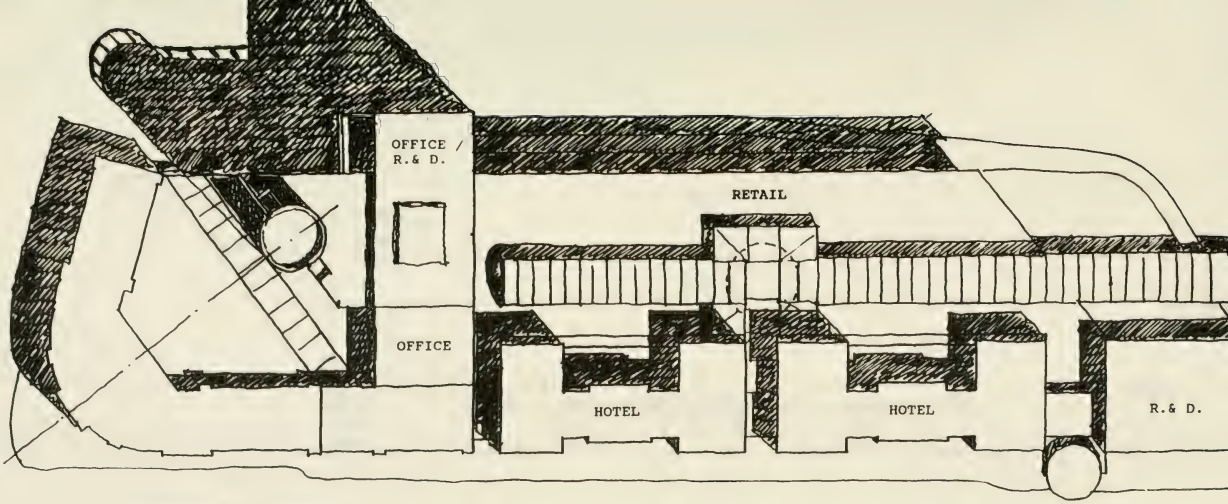
OFFICE:	10	@	20.000	= 210,000 s.f.	to 400'
	5	@	30,000	= 150,000 s.f.	to 270'
	5	@	33,000	= 165,000 s.f.	to 205'
				525,000 s.f.	
HOTEL:	14	@	19,000	= 285,000 s.f.	to 215'
	1	@	90,000	= 90,000 s.f.	to 75'
				375,000 s.f.	
R.& D.:	3	@	54,000	= 162,000 s.f.*	to 140'
	2	@	59,000	= 118,000 s.f.*	to 101'
	2	@	65,000	= 130,000 s.f.*	to 88'
	5	@	30,000	= 150,000 s.f.	to 166'
	2	@	87,500	= 175,000 s.f.	to 101'
	4	@	30,000	= 120,000 s.f.	to 180'
	1	@	45,000	= 45,000 s.f.	to 128'
				900,000 s.f.	
PARKING:	5	@	95,000	= 475,000 s.f.	to 112'
	2	@	62,500	= 125,000 s.f.	to 132'
				600,000 s.f.**	

TOTAL G.S.F.	= 1,800,000	G.S.F.
PARKING	= 1,600	CARS ***

* (Located at base of office tower. Totals 410,000 s.f.in Phase I - 1995 opening.)
** (Not included in g.s.f. total.)
*** (30% of total parking assigned to MBTA.)



ALTERNATIVE B - MASSING STUDY



ALTERNATIVE C / SUMMARY

DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

Assuming bus terminal at full size:

OFFICE: = 725,000 s.f.
Phase I - 1995 opening

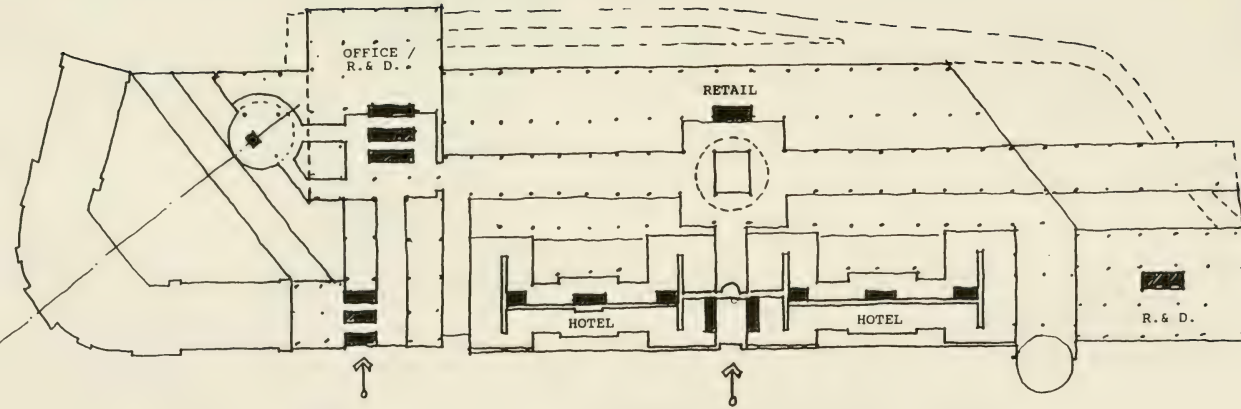
HOTEL: = 625,000 s.f.
Phase II - 1996 opening

RETAIL: = 300,000 s.f.
Phase II - 1996 opening

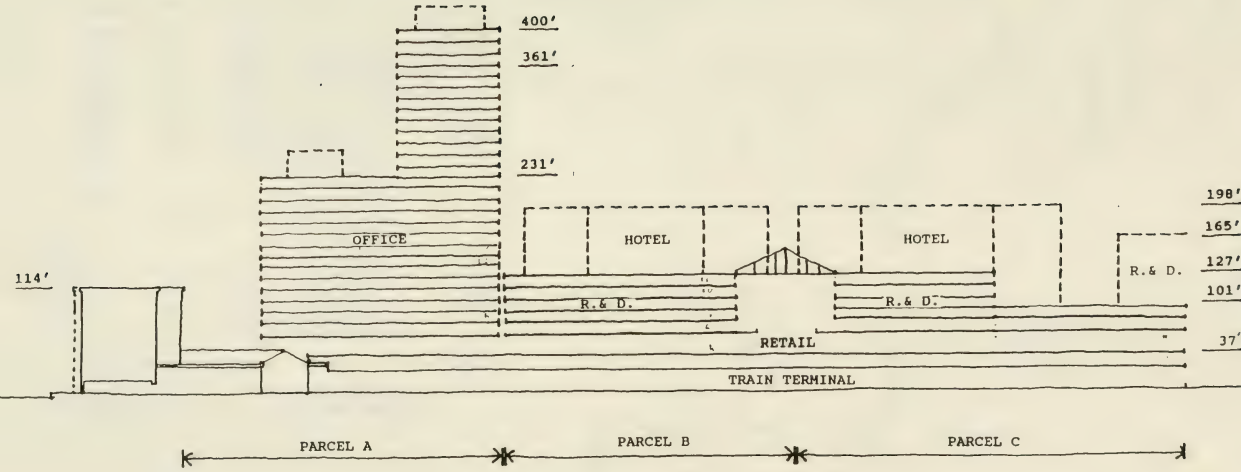
R.& D.: = 900,000 s.f.
Phase I - 1995 opening
Phase III - 1997 opening

TOTAL G.S.F. = 2,550,000 G.S.F.
PARKING = AT GATEWAY SITE

ALTERNATIVE C - SHADOW PLAN



ALTERNATIVE C - SCHEMATIC PLAN



ALTERNATIVE C - SCHEMATIC SECTION

ALTERNATIVE C / DETAILED AREA CALCULATIONS

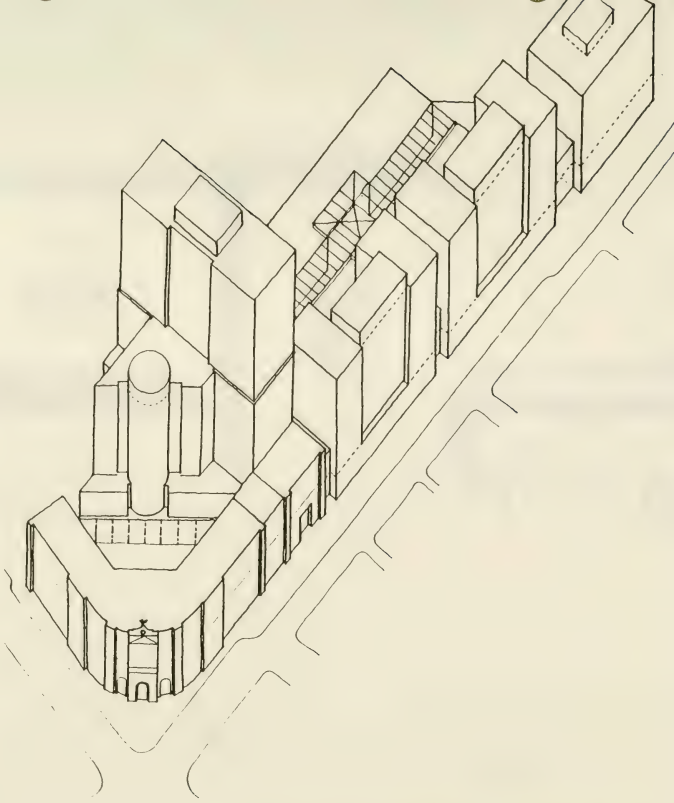
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

Assuming bus terminal at full size.

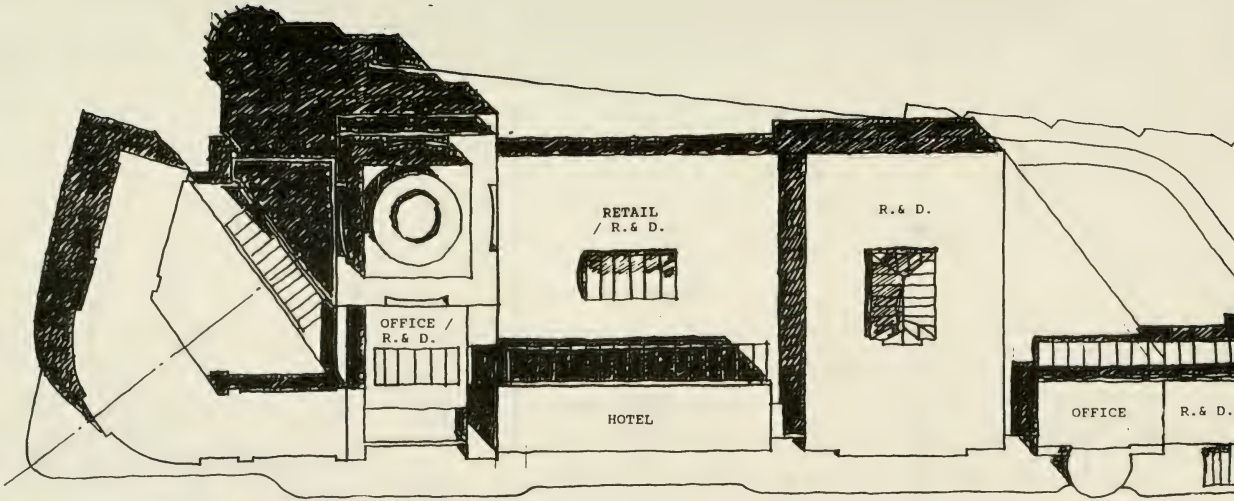
OFFICE:	3 @	22,000 =	66,000 s.f.	to 400'
	10 @	33,000 =	330,000 s.f.	to 361'
	7 @	47,000 =	329,000 s.f.	to 231'
			725,000 s.f.	
HOTEL:	1 @	30,000 =	30,000 s.f.	to 198'
	10 @	22,500 =	225,000 s.f.	to 188'
	10 @	24,500 =	245,000 s.f.	to 188'
	2 @	62,500 =	125,000 s.f.	to 88'
			625,000 s.f.	
RETAIL:	1 @	150,000 =	150,000 s.f.	to 75'
	1 @	150,000 =	150,000 s.f.	to 62'
			300,000 s.f.	
R.& D.:	2 @	49,500 =	99,000 s.f.*	to 88'
	4 @	61,500 =	246,000 s.f.*	to 140'
	10 @	25,500 =	255,000 s.f.	to 165'
	2 @	100,000 =	200,000 s.f.	to 101'
	2 @	50,000 =	100,000 s.f.	to 127'
			900,000 s.f.	

TOTAL G.S.F. = 2,550,000 G.S.F.
PARKING = AT GATEWAY SITE

* (Located at base of office tower. Totals 345,000 s.f.in Phase I - 1995 opening.)



ALTERNATIVE C - MASSING STUDY



ALTERNATIVE D / SUMMARY

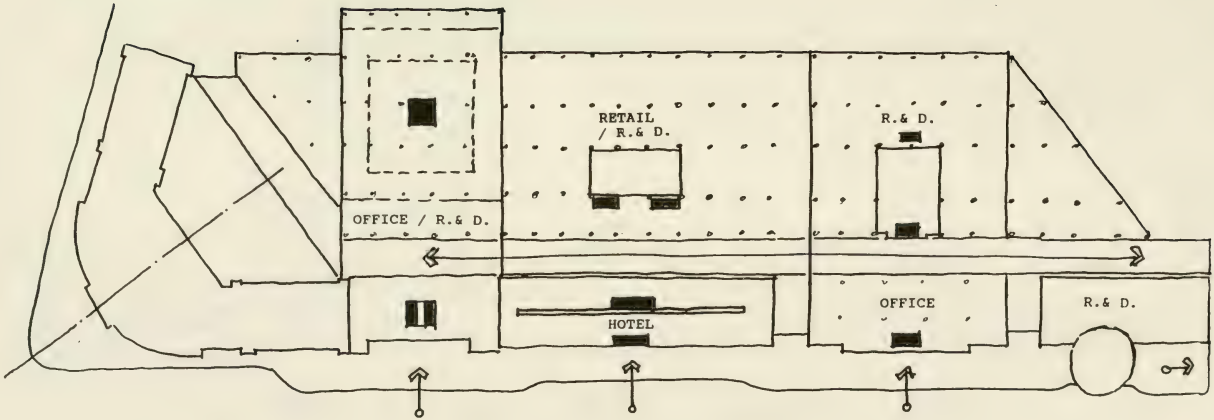
DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

Assuming bus terminal at Gateway site:

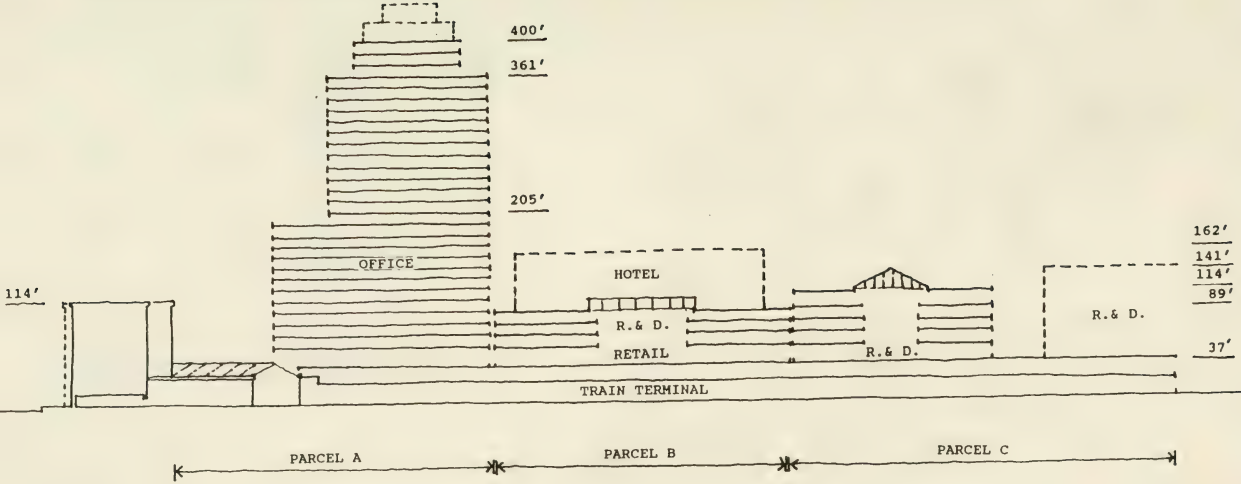
OFFICE: Phase I - 1995 opening	=	990,000 s.f.
HOTEL: Phase II - 1996 opening	=	300,000 s.f.
RETAIL: Phase II - 1996 opening	=	175,000 s.f.
R.& D.: Phase III - 1997 opening	=	600,000 s.f.

TOTAL G.S.F. = 2,065,000 G.S.F.
PARKING = AT GATEWAY SITE

ALTERNATIVE D - SHADOW PLAN



ALTERNATIVE D - SCHEMATIC PLAN



ALTERNATIVE D - SCHEMATIC SECTION

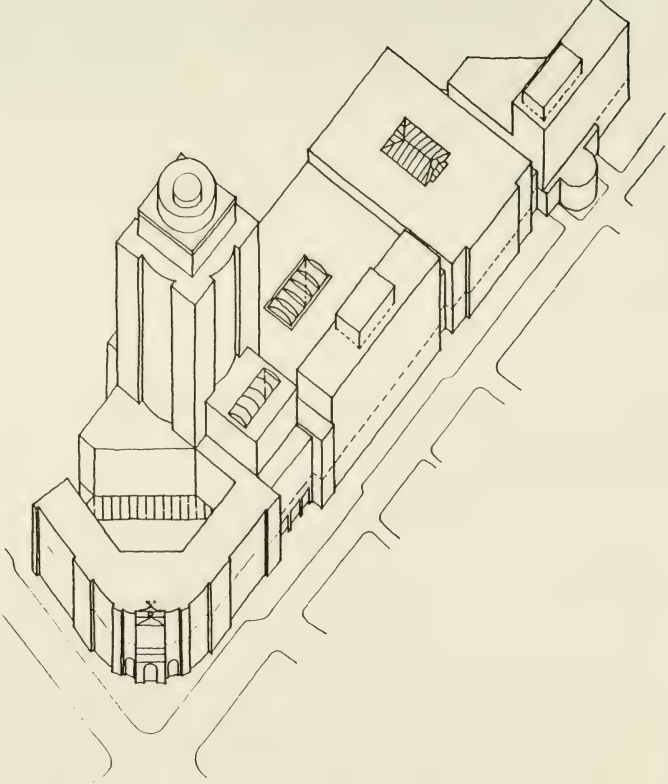
ALTERNATIVE D / DETAILED AREA CALCULATIONS

DEVELOPMENT OVER SOUTH STATION AIR RIGHTS:

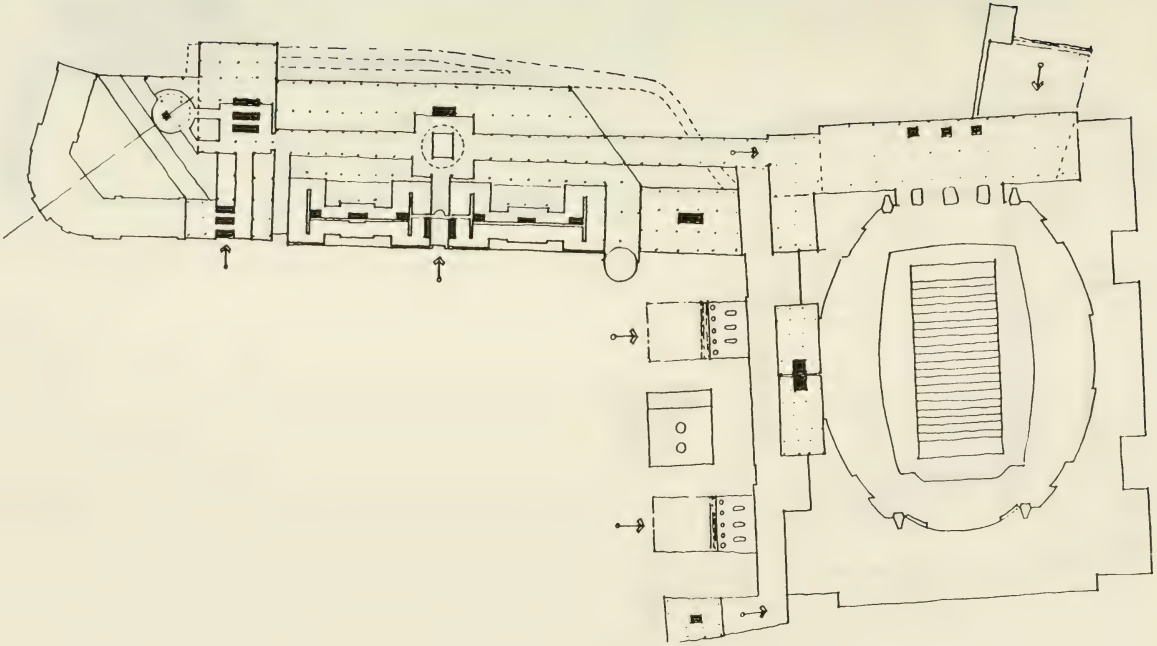
Assuming bus terminal at Gateway site.

OFFICE:	3 @	14,500 =	43,500 s.f.	to 400'
	12 @	32,500 =	390,000 s.f.	to 361'
	4 @	38,000 =	152,000 s.f.	to 205'
	3 @	55,000 =	165,000 s.f.	to 166'
	4 @	60,000 =	240,000 s.f.	to 114'
			990,000 s.f.	
HOTEL:	10 @	19,500 =	195,000 s.f.	to 162'
	1 @	105,000 =	105,000 s.f.	to 62'
			300,000 s.f.	
RETAIL:	2 @	87,500 =	175,000 s.f.	to 88'
R.& D.:	1 @	88,000 =	88,000 s.f.	to 101'
	4 @	69,500 =	278,000 s.f.	to 114'
	4 @	40,000 =	160,000 s.f.	to 89'
	4 @	18,500 =	74,000 s.f.	to 141'
			600,000 s.f.	

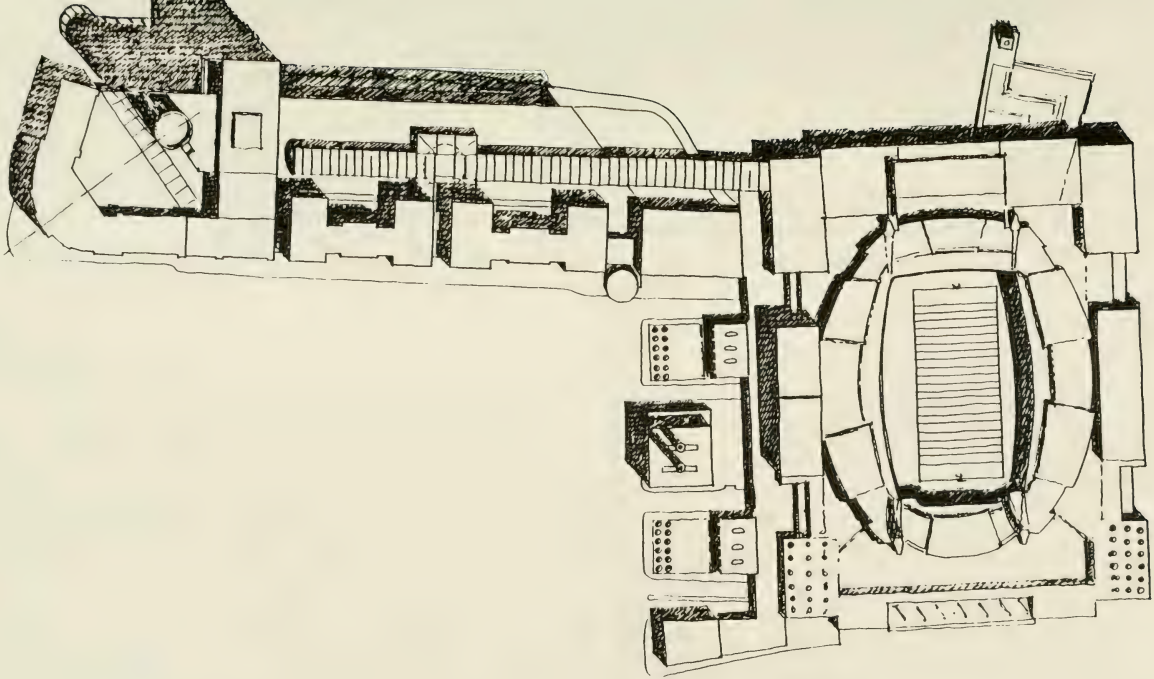
TOTAL G.S.F. = 2,065,000 G.S.F.
PARKING = AT GATEWAY SITE



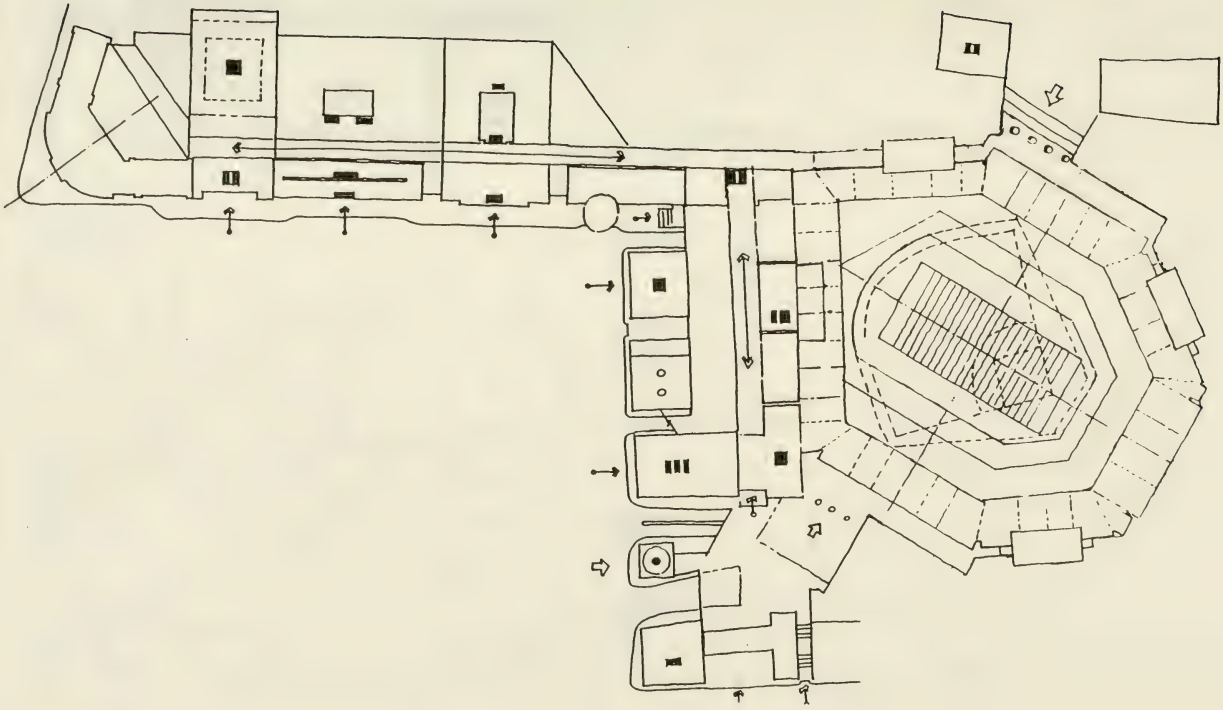
ALTERNATIVE D - MASSING STUDY



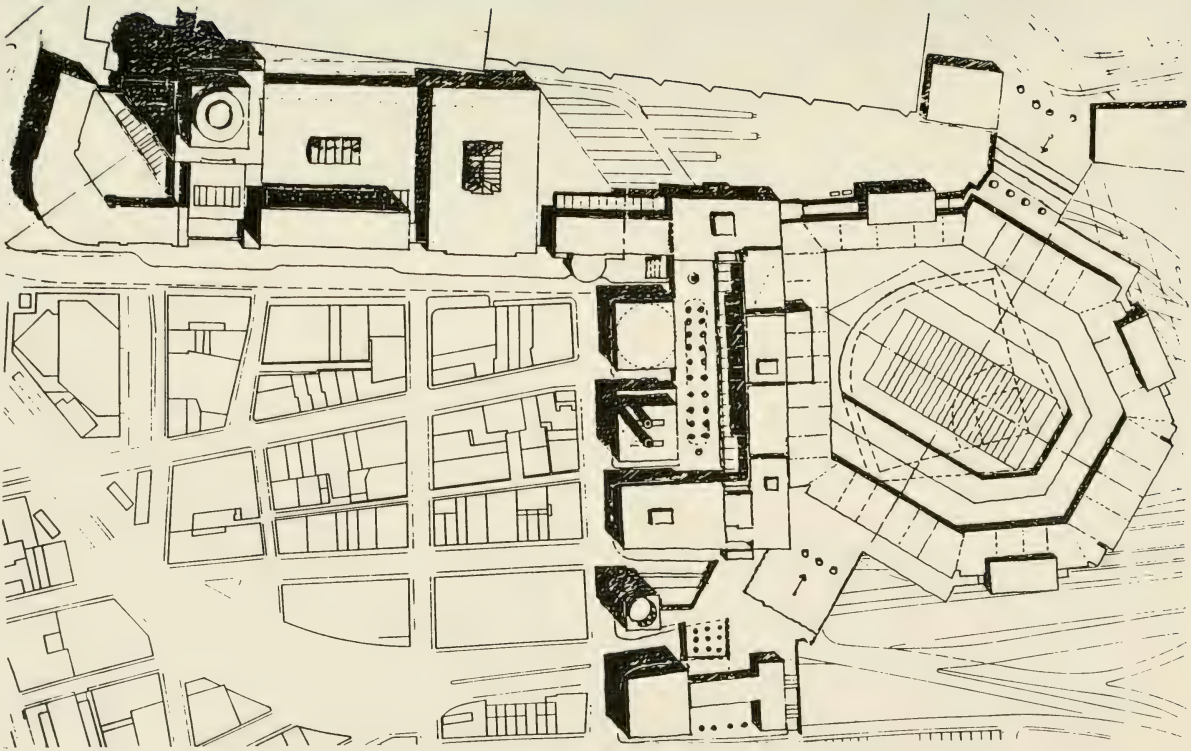
ALTERNATIVE C - SCHEMATIC PLAN FULL



ALTERNATIVE C - SHADOW PLAN FULL



ALTERNATIVE D - SCHEMATIC PLAN FULL



ALTERNATIVE D - SHADOW PLAN FULL

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